# PB# 05-200

First Columbia (West Hills)
(Sub.)

3 - 1 - 50.31

TOWN TOWN WINDSOR PLANNING SOARD

AS OF: 08/01/2006

LISTING OF PLANNING BOARDACTIONS

PAGE: 1

STAGE:

STATUS [Open, Withd] A [Disap, Appr]

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

--DATE--

MEETING-PURPOSE--------ACTION-TAKEN-----

07/19/2006 PLANS STAMPED

**APPROVED** 

07/27/2005 P.B. APPEARANCE

APPROVED COND

. NEED NOTE "BUILDINGS TO BE REMOVED" ON SUB. - BULK TABLES

. CORRECTED - TOWN BOARD APPROVAL FOR ABANDONED ROAD

05/11/2005 P.B. APPEARANCE

TO RETURN

### THE GROVE (formerly West Hills) SUBDIVISION (05-200)

MR. PETRO: Okay, next is The Grove, formerly West Hills, Subdivision at Stewart Airport with Maser Consulting a proposed four-lot subdivision. Now once again, if anyone is here because they want to see this application, there is paperwork up here to your right I guess, if you didn't get one already. This information I would think you would find important. Okay, now this is just the subdivision, this is not the site plan so let the Planning Board get through that and then we will get to the site plan. Thank you.

MR. BETTE: Hi, I'm Chris Bette of First Columbia and with me is my brother Kevin, the owner of First Columbia. We are here tonight to update the Board on where we're at with the site plan development for the residential component of New York International Plaza, our master plan mixed use, corporate/campus over there at Stewart Airport. With me are the engineers of Maser, Andrew Fetherston, Joe DePico. They will be describing changes that we've made in the plan since we were here a couple of months ago updating the Board with our conceptual plan. Also with us is Dean Donatelli of K. Hovnanian. K Hovnanian is a Fortune-500 development company that we are working with on the development of this plan. We are working with Dean and his crew and we have seen some of his stuff in the area. They give a quality product and I think will really compliment what we're doing out there at the International Plaza. With that, I guess we'll ask Andrew if he wants to update the Board of where we are and where we've gone since the last meeting.

MR. FETHERSTON: Mr. Chairman, before you we have a four-lot subdivision, a 73.8 acre parcel in total split into four lots. The lot on the south end, a lot on the north end and a town-owned parcel including the reservoir. This parcel on the northeast side of the parcel. We are proposing to subdivide out a 50-acre parcel from this in total for the residential project.

MR. PETRO: The lands that are remaining with the town, that speaks for itself, so you won't have to go over that, but, explain the other subdivisions for me and why.

MR. FETHERSTON: What we brought up previously with Mark's office and also the Highway Department is the existing dead-end of World Trade Way, we're proposing to take that parcel, include it into the development. The discussions were that it was not desirable from the Highway Department to own that due to maintenance issues. There is a proposed office complex on the north corner here. This is also proposed office, as is the bottom parcel. Those three parcels are all in the New York IP Plan.

THE PARTY OF

MR. PETRO: Now creating any of these parcels, Mark, is there any problem creating a non-conforming use, a non-conforming set back of any kind, are there any buildings in the way that you are proposing to take down so that the subdivision will work on any one of the four. Is that one building in the way.

MR. FETHERSTON: I don't believe there is. There's six barracks here which are being proposed to be removed for our project.

MR. PETRO: You don't see a note on the plan to be removed.

MR. FETHERSTON: I believe we have that. That may be on the site plan, Mr. Chairman.

MR. PETRO: All right, we have to get that on the subdivision plan also because you can't obviously have a new property line going through one of the buildings.

MR. FETHERSTON: Understood.

MR. PETRO: Mark, on the subdivision here, do you have any outstanding comments or do you feel the subdivision would create any problems anywhere on site.

MR. EDSALL: Just the final plan submitted should have all the bulk information for each of the lots being created so that we have on the final recorded plan and just on the portion of World Trade Way that is being abandoned, that was discussed between Henry Kroll and myself and the reasoning behind that is that the town would, then, not have that dead-end stub to maintain which would effectively be almost internal to this project. However, notwithstanding ... that is a Town Board action, so I'll coordinate that with them.

MR. PETRO: This application was referred to O.C. Planning Department on 5-16-05 per the requirements of New York State Municipal Law. A response was then received dated 6-7-05 noted as Local Determination. Any members have any questions on the subdivision.

MR. ARGENIO: We've seen this a few times.

MR. PETRO: Mark, did we take Lead Agency, is that why it went out to Orange County.

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#### JULY 27, 2005

MR. EDSALL: Well, you really don't have the Lead Agency issue because the entire International Plaza is in the FEIS and that document did anticipate the subdivision of lots to establish the various uses.

MR. PETRO:

All right so what's the procedure we want to go through

here.

MR. EDSALL: My suggestion is that if you believe the subdivision portion is in acceptable form that you consider the approval should be conditional on correcting the bulk table and subject to the action of the Town Board relative to the abandonment of the stub portion of the roadway as we previously discussed.

MR. PETRO:

And I think a note on the plan that the buildings to be

removed.

MR. EDSALL:

Yes.

MR. PETRO:

Okay, someone make a motion for that and I'll read in the

subject-tos.

MR. ARGENIO: I'll make a motion for final approval for the subdivision of the Grove on Hudson Valley Avenue subject to what the Chairman is going to read into the minutes in a moment.

MR. PETRO: Well, that will be the bulk tables, as Mark mentioned, they need to be corrected. Number two, any structure on the map that is going to be in the way or close to a ...... setback has to be corrected. The owner is removing them but, you still have to have a note on the plan. What was the third one Mark, oh, the Town Board abandonment of the stub road that Mr. Kroll doesn't feel we should be taking care of. I think we looked at that pretty in depth right. We all agreed that that had to go.

MR. ARGENIO:

Yes, we talked about that a length a few months ago.

MR. PETRO:

Okay, we have a motion and second.

MR. SCHLESINGER:

Yes, second it.

MR. PETRO:

Any further comment from the board members, if not roll

call.

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# JULY 27, 2005

# **ROLL CALL:**

MR. SCHLESINGER: AYE
MR. KARNAVEZOS: AYE
MR. GALLAGHER: AYE
MR. ARGENIO: AYE
MR. PETRO: AYE

AS OF: 07/14/2006

LISTING OF PLANNING BOARD FEES
APPROVAL

PAGE: 1

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

DATE	DESCRIPTION	TRANS	AMT-CHG	-AMT-PAID -	-BAL-DUE
/ /		CHG	0.00		
06/06/2006	SUB. APPROVAL FEE	CHG	360.00		
07/13/2006	REC. CK. #08789	PAID		360.00	
		TOTAL:	360.00	360.00	0.00

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AS OF: 07/14/2006

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APPROVAL

PAGE: 1

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07/13/2006	REC. CK. #08789	PAID		360.00	
		TOTAL:	360.00	360.00	0.00

AS OF: 06/06/2006

### LISTING OF PLANNING BOARD FEES ESCROW -

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

DATE	DESCRIPTION	TRANS	AMT-CHG	-AMT-PAID	BAL-DUE
05/10/2005	REC. CK. #11733	PAID		400.00	
05/11/2005	P.B. ATTY. FEE	CHG	35.00		
05/11/2005	P.B. MINUTES	CHG	22.00		
07/27/2005	P.B. ATTY. FEE	CHG	35.00		
07/27/2005	P.B. MINUTES	CHG	22.00		
06/06/2006	P.B. ENGINEER FEE	CHG	241.50		
		TOTAL:	355.50	400.00	-44.50

Please issue a check in the amount of \$44.50 to close out eserow.

Thank You, Myra

PAGE: 1



# own of New Windsor

555 Union Avenue New Windsor, New York 12553 Telephone: (845) 563-4615 Fax: (845) 563-4689

# OFFICE OF THE PLANNING BOARD

June 6, 2006

First Columbia 26 Century Hill Drive Latham, NY 12110

ATTN:

CHRIS BETTE

SUBJECT: THE GROVE SUBDIVISION - 05-200

Dear Chris:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....\$ 360.00 Check #2 - one lot recreation fee.....\$ 2,000.00 Pd OM Unit Count

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The **NEW WINDSOR PLANNING BOARD** 

MLM

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AS OF: 06/06/2006

LISTING OF PLANNING BOARD FEES

APPROVAL

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

--DATE--DESCRIPTION-----TRANS --AMT-CHG -AMT-PAID --BAL-DUE

06/06/2006 SUB. APPROVAL FEE CHG 360.00

> TOTAL: 360.00 0.00

PAGE: 1

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PLANNING BOARD

TOWN OF NEW WINDSOR

PAGE: 1

AS OF: 06/06/2006

LISTING OF PLANNING BOARD FEES

RECREATION

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

--DATE-- DESCRIPTION------ TRANS --AMT-CHG -AMT-PAID --BAL-DUE

06/06/2006 ONE LOT REC. FEE CHG 2000.00

TOTAL: 2000.00 0.00 2000.00

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AS OF: 06/06/2006

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# LISTING OF PLANNING BOARD FEES ESCROW

PAGE: 1

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

DATE	DESCRIPTION	TRANS	AMT-CHG	-AMT-PAID	BAL-DUE
05/10/2005	REC. CK. #11733	PAID		400.00	
05/11/2005	P.B. ATTY. FEE	CHG	35.00		
05/11/2005	P.B. MINUTES	CHG	22.00		
07/27/2005	P.B. ATTY. FEE	CHG	35.00		
07/27/2005	P.B. MINUTES	CHG	22.00		
06/06/2006	P.B. ENGINEER FEE	CHG	241.50		
		TOTAL:	355.50	400.00	-44.50

To be Returned To Opplicant.



# MINOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE:	<b>\$</b> 75.00
ESCROW: RESIDENTIAL: LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) LOTS @ \$100.00 EACH LOT OVER FOUR LOTS	\$ \$
COMMERCIAL:LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS)LOTS @ \$200.00 EACH LOT OVER FOUR LOTS	\$ \$
TOTAL ESCROW DUE:	\$
APPROVAL FEES:	
PRE-PRELIMINARY PLAT APPROVAL PRELIMINARY PLAT APPROVAL FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) FINAL PLAT SECTION FEE	\$ 100.00 \$ 150.00 \$ 100.00
TOTAL APPROVAL FEES:	\$ <u>360.00</u>
RECREATION FEES:  2,000.00  LOTS @ \$1,500.00 / LOT	\$
TO BE DEDUCTED FROM ESCROW: ESCROW POSTE  P.B. ENGINEER FEE \$ P.B. ATTY. FEE \$ MINUTES OF MEETING \$ OTHER \$ TOTAL DEDUCTION: \$ REFUND: AMOUNT DUE:	S \$
PERFORMANCE BOND AMOUNT \$	
INSPECTION FEE: 2% PRIVATE IMPROVEMENTS 4% PUBLIC IMPROVEMENTS	\$ \$

MC GOEY HAUSER EDSALL PC

845 567 3232

CLIENT: NEWWIN - TOWN OF NEW WINDSO

P.02

PACE: 1

AS OF: 06/06/2006

CHRONOLOGICAL JOB STATUS REEQ

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

TARK: 5- 200

JOB: 87-56

FOR WORK DONE PRIOR TO: 06/06/2005 BALANCE TIME EXP. BILLED HRS. TASK-NO REC -- DATE-- TRAN EMPL ACT DESCRIPTION---- RATE

0.00 0.00 0.10 5-200 290357 02/08/06 TIME MJE MM Grove Sub Final 2x90 34.50 05/15/06 TIME THE GROVE SUB ISSUES 115.00 0.30 MC MJE 5-200 306363 0.40 46.00 F/C SUB MUTLI EMC 115.00 MJE æ 5-200 306371 05/16/06 TDE MC F/C SUB FILE RVW-C/O 115.00 0.50 57.50 5-200 306374 05/17/06 TIME MJE 115.00 0.50 57.50 HOL F/C-MTG 5-200 308636 05/31/06 TIME MJE 115.00 0.40 46.00 PM Grove Sub stat mtg 5-200 308162 06/01/06 TIME MJE

0.00 241.50 TASK TOTAL 241.50 0.00

GRAND TOTAL 241,50 0.00 0.00 241.50

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RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100 FAX: (845) 567-3232 E-MAIL: MHENY@MHEPC.COM

Writer's e-mail address: mje@mhepc.com

# TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

**PROJECT NAME:** 

THE GROVE MINOR SUBDIVISION

(f/k/a West Hills Subdivision)

**PROJECT LOCATION:** 

**HUDSON VALLEY AVENUE (NYIP)** 

SECTION 3 - BLOCK 1 - LOT 50,31

**PROJECT NUMBER:** 

05-200

DATE:

27 JULY 2005

**DESCRIPTION:** 

THE APPLICATION PROPOSES THE SUBDIVISION OF THE EXISTING LOT 50.31 (APPROX. 73.8 ACRES) INTO FOUR (4) LOTS. THIS APPLICATION IS A PARALLEL APPLICATION TO THE WEST HILLS CONDO SITE PLAN APPLICATION (05-201). THE APPLICATION WAS PREVIOUSLY REVIEWED

AT THE 11 MAY 2005 PLANNING BOARD MEETING (as a two lot

subdivision).

- 1. I have reviewed the new subdivision plan and have the following comments:
  - The plan now includes a bulk table; however it is incomplete as it must indicated "provided" values for each of the four lots proposed. Proposed Lot #1 values indicated are for use B-4.
     Required bulk values for lots 2 thru 4 should also be indicated.
  - The portion of World Trade Way indicated as an easement to Lot 50.33 is now a Town Road and
    must be abandoned by the Town Board, per the proper procedure as outlined by the Town
    Attorney. The Highway Superintendent agrees with this abandonment.
- 2. This application was referred to the Orange County Planning Department on 5-16-05 per the requirements of New York State General Municipal Law (GML 239). A response has been received, dated 6-7-05, noted as "Local Determination".

Respectfully Submitted.

Mark J. Edsall, P.E., P.P.

Planning Board Engineer

MJE/st

NW05-200-27July05.doc

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**REGIONAL OFFICES** 

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 • 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



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RESULTS OF P.B. MEETING OF: PROJECT: The Grove Sub-	July 27, 2005 P.B. #_05-200
LEAD AGENCY:	NEGATIVE DEC:
AUTHORIZE COORD. LETTER: YN TAKE LEAD AGENCY: YN	M)S)VOTE: AN CARRIED: YN
M)S)VOTE: AN CARRIED: YN	
PUBLIC HEARING: WAIVED:	CLOSED:
M) S) VOTE: AN S	SCHEDULE P.H.: YN
SEND TO O.C. PLANNING: Y SEND TO DEPT. OF TRANSPORTATION: Y REFER TO Z.B.A.: M) S) VOTE: A RETURN TO WORK SHOP: YN	N
APPROVAL:  M) A S) S VOTE: A 5 N D A  NEED NEW PLANS: Y N	APPROVED: 7/21/05
CONDITIONS - NOTES:  Buildings	in Suh
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	andoned Road



WorksessionForm.doc 9-02 MJE

STORY OF THE STREET

MCGOEY, HAUSER and EDSALL CONSULTING ENGINEERS P.C. RICHARD D. MCGOEY, P.E. (MY&PA) WILLIAM J. HAUSER, P.E. (MY&NA) MARK J. EDSALL, P.E. (MY&PA) JAMES M. FARR, P.E. (MY&PA) D Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

D Regional Office 507 Broad Street Milford, Pennsylvania 18337 (570) 296-2765 e-mail: mhepa@mhepc.com

Writer's E-mail Address: mje@mhepc.com

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE P/B APP. NO.: **VORK SESSION DATE:** PROJECT: NEW OLD REAPPEARANCE AT W/S REQUESTED: RESUB. REQ'D: PROJECT NAME: BLDG INSP. **MUNICIPAL REPS PRESENT:** FIRE INSP. **ENGINEER PLANNER** P/B CHMN OTHER ITEMS DISCUSSED: STND CHECKLIST: **PROJECT TYPE** DRAINAGE SITE PLAN DUMPSTER SPEC PERMIT SCREENING L L CHG. LIGHTING **SUBDIVISION** (Streetlights) LANDSCAPING OTHER BLACKTOP ROADWAYS APPROVAL BOX PROJECT STATUS: Y N ZBA Referral: Ready For Meeting Y N Recommended Mtg Date

# TOWN OF NEW WINDSOR

	TOWN CLERK'S OFFICE 555 UNION AVENUE NEW WINDSOR, NEW YORK 125 Telephone: (845) 563-4611 Fax: (845) 563-4670	153 The grove	275 Units 687 Bed room
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<b>54</b> °, :	REQUEST FOR PUBLIC REC	NOWN CLERK'S OFF	La formation
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Documents may not be taken from this office.

#### THE GROVE SUBDIVISION (05-200)

MR. EDSALL: The Grove which you acted on the site plan tonight, back a number of months ago you granted the subdivision approval, the applicant is looking to have their two 90 day extensions of their final subdivision approval.

MR. ARGENIO: What's this for, Mark?

MR. EDSALL: The subdivision, the lot, the subdivision that created the lot for The Grove you granted subdivision approval I think back in July and then the motion was, the resolution was filed like a month later so they need their two 90 day extensions on the subdivision approval while they get the—

MR. ARGENIO: If we approved it what are we extending?

MR. EDSALL: Subdivision approvals are good or 180 days, final subdivision approvals by law you get two 90 day extensions, after that, you've got to come back and get it reapproved, they're just asking for the two extensions.

MR. ARGENIO: I understand.

MR. SCHLESINGER: Make a motion to give The Grove subdivision two 90 days.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded to grant The Grove subdivision two 90 day extensions. If there's no further discussion of the board members, roll call.

ROLL CALL

MR. SCHLESINGER AYE

MR. MINUTA AYE
MR. VAN LEEUWEN AYE
MR. BROWN AYE
MR. ARGENIO AYE

MR. ARGENIO: Okay, that's the last item. Mark, do you have anything?

MR. EDSALL: I think I've bothered you enough tonight.

MR. ARGENIO: Howard?

MR. BROWN: Nothing, thanks for your enlightening me on the way things went tonight.

MR. ARGENIO: Joe?

MR. MINUTA: The expediency of your predecessor is followed through.

MR. ARGENIO: Enough with the senior member, Mr. Van Leeuwen?

MR. VAN LEEUWEN: Well, I think you're doing as well as your father did, he sat alongside me for many years.

MR. ARGENIO: Thank you for the compliment.

AS OF: 02/08/2006

PAGE: 1

STAGE:

LISTING OF PLANNING BOARDACTIONS

STATUS [Open, Withd] [Disap, Appr]

FOR PROJECT NUMBER: 5-200

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

MEETING-PURPOSE------ACTION-TAKEN-----

D.B. APPEARANCE

APPROVED COND

. NEED NOTE "BUILDINGS TO BE REMOVED" ON SUB. - BULK TABLES

. CORRECTED - TOWN BOARD APPROVAL FOR ARANDONED ROAD

05/11/2005 P.B. APPEARANCE

TO RETURN

2 - 90-day Extensións
(m) Sch 5-0
(s) MN S



RICHARD D. McGOEY, P.E. (MY & PA) WILLIAM J. HAUSER, P.E. (MY & RJ) MARK J. EDSALL, P.E. (MY, RJ & PA) JAMES M. FARR, P.E. (MY & PA) MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDOOR, NEW YORK 12553

(845) 567-3100 FAE: (845) 567-3232 E-MAIL: MHENT@MHEPC.COM

Writer's E-Mail Address: Mie@Mheipc.com

# MEMORANDUM 10 May 2006

TO:

MICHAEL BLYTHE, ESQ., ATTORNEY FOR THE TOWN

FROM:

MARK J. EDSALL, P.E., ENGINEER FOR THE TOWN

SUBJECT:

THE GROVE - DESCRIPTIONS

**NWPB NO. 05-201** 

Attached hereto please find original copies of descriptions as follows:

Abandonment of a portion of World Trade Way
Proposed Utility Easement
Proposed Access and Utility Easement (benefit TL 3-1-50,33)
Proposed Access and Utility Easement (Booster Station)
Proposed 20' Utility Easement

Our office has reviewed each of the descriptions and they are consistent with the plans reviewed and approved by the Planning Board.

Contact me if you have any questions regarding the above.

NW05-201-Memo re Descriptions 05-10-06

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Consulting, Municipal & Environmental Engineers Planners • Surveyors • Landscape Architects

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DESCRIPTION OF PROPERTY TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK 1607 Route 300, Suite 101 Newburgh, NY 12550 Tel: 845.564.4495 • Fax: 845.564.0278 www.maserconsulting.com

ABANDONMENT OF A
PORTION OF WORLD TRADE
WAY RIGHT-OF-WAY
PROJECT NO. 05000993A
OCTOBER 12, 2005

All that certain lot, tract or parcel of land situate, lying and being in the Town of New Windsor, in the County of Orange and the State of New York and being an Abandonment of Right-of-Way of a portion of World Trade Way (formerly known as "D" Street) as shown on a plan entitled "World Trade Way Abandonment Plan for K. Hovnanian Companies", dated 10-12-05, prepared by Maser Consulting P.A., and agreed to by the Town of New Windsor and K. Hovnanian Companies and being bounded and described as follows, to wit:

**BEGINNING** at a point being the southwesterly most corner of the right-of-way of World Trade Way (width varies) as shown on the aforesaid map by Maser Consulting, P.A., said point being S 05° 14' 00" E, 240.15 feet from the southeasterly most corner of tax lot 3-1-50.33, lands now or formerly of the Town of New Windsor and running thence-

- 1. N 05° 14' 00" W, 916.00 feet along the existing westerly line of the aforesaid World Trade Way, to a point of curvature on the same, thence-
- 2. NORTHWESTERLY on a non-tangent arc having a radius of 174.42 feet and curving to the left an arc distance of 99.90 feet (Central Angle 32° 49' 00") (said arc being connected by a chord bearing N 21° 38' 20" W and a chord distance of 98.54 feet) still along the aforesaid westerly line of World Trade Way to an angle point, thence-
- 3. N 86° 31' 55" E, 92.89 feet crossing the existing right-of-way of the aforesaid World Trade Way to a point on the southerly line of Airport Center Drive said point also being a point of curvature on the same, thence-
- 4. SOUTHWESTERLY on a non-tangent arc having a radius of 424.70 feet and curving to the left an arc distance of 92.39 feet (Central Angle 12° 27' 53") (said arc being connected by a chord bearing S 00° 59' 57" W and a chord distance of 92.21 feet) along the aforesaid southerly line of Airport Center Drive to an angle point, thence-
- 5. N 84° 45' 35" E, 5.00 feet along a widening of the existing right-of-way of the aforesaid World Trade Way to a point on the existing easterly line of said right-of-way, thence-
- 6. S 05° 14' 00" E, 916.00 feet along the aforesaid easterly line of World Trade Way to an angle point on the same, thence-
- 7. S 84° 46' 00" W, 60.00 feet along the southerly most line of the aforesaid right-of-way of World Trade Way (width varies), to the Point and Place of BEGINNING.

CONTAINING 61,211 square feet of land more or less/or 1.4052 acres of land more or less.

CUNTON, NU\* HACKETISTOWN, NU\* HAMILTON, NU\* LOGAN, NU\* FIED BANK, NU\* WEST NYACK, NY Page 1 of 2



ABANDONMENT OF A
PORTION OF WORLD TRADE
WAY RIGHT-OF-WAY
PROJECT NO. 05000993A
OCTOBER 12, 2005

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid map by Maser Consulting P.A.

The above described Right-of-Way abandonment is subject to any easements that cross and/or abut said parcel.

RICHARD W. OARLSON, Jr.

10/12/05

DATE

New York Land Surveyor Lic. No. 50595

I:\2005\05000993A\Descriptions\Metes & Bounds Descriptions\Abandonment description.doc



Consulting, Municipal & Environmental Engineers Planners = Surveyors - Landscape Architects

DESCRIPTION OF PROPERTY TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK 1607 Route 300, Suite 101 Newburgh, NY 12550 Tel: 845.564.4495 - Fax: 845.564.0278 www.maserconsulting.com

PROPOSED UTILITY EASEMENT PROJECT NO. 05000993A APRIL 10, 2006

All the certain lot, tract or parcel of land situate, lying and being in the Town of New Windsor, in the County of Orange and the State of New York and being a Proposed Utility Easement through Proposed Lot 1, as shown on a map entitled "Minor Subdivision Plat for K. Hovnanian Companies, The Grove at New Windsor", dated 7/21/05, last revised 2/3/06, prepared by Maser Consulting P.A., and being bounded and described as follows, to wit:

**BEGINNING** at a point being along the southerly line of Tax Lot 3-1-50.33, lands now or formerly owned by the Town of New Windsor, as shown on the aforesaid map by Maser Consulting, P.A., said point being N 84° 46' 00" E, 197.81 feet from the westerly most corner of the aforesaid Proposed Lot 1, said point also being along the westerly line of Approximate Water Treatment Facility Easement (Liber 5189, Page 204) to be abandoned, and running thence-

- 1. N 84° 46' 00" E, 38.32 feet along the aforesaid southerly line of Tax Lot 3-1-50.33, to an angle point on the same, said point also being along the easterly line of aforesaid Approximate Water Treatment Facility Easement, thence-
- 2. S 19° 15' 21" E, 143.56 feet to an angle point, thence-
- 3. N 62° 55' 35" E, 39.24 feet to an angle point, thence-
- 4. S 26° 13' 28" E, 8.35 feet to an angle point, thence-
- 5. N 86° 16' 24" E, 27.99 feet to an angle point, thence-
- 6. N 05° 27' 19" W, 39.99 feet to an angle point, thence-
- 7. N 08° 25' 48" W, 233.35 feet to an angle point, thence-
- 8. N 05° 16' 11" W, 602.07 feet to an angle point, thence-
- 9. N 11° 18' 42" E, 19.87 feet to an angle point, said point being along the northerly most line of the Proposed Access and Utility Easement to Benefit Tax Lot 3-1-50.33, thence-
- 10. N 86° 31' 55" E, 20.68 feet along aforesaid northerly line of the Proposed Access and Utility Easement, to an angle point on the same, thence-
- 11. S 11° 18' 42" W, 22.23 feet to an angle point, thence-
- 12. S 05° 16' 11" E, 598.60 feet to an angle point, thence-

CUNTON, NU\* HACKETTSTOWN, NU\* HAMILTON, NU\* LOCAN, NU\* RED BANK, NU\* WEST MYACK, NY Page~1~of~4



PROPOSED UTILITY EASEMENT PROJECT NO. 05000993A APRIL 4, 2006

- 13. S 08° 25' 48" E, 233.31 feet to an angle point, thence-
- 14. S 05° 27' 19" E, 122.29 feet to an angle point, said point being along the northerly line of the aforesaid Approximate Water Treatment Facility Easement, thence-
- 15. S 74° 12' 46" E, 12.07 feet to an angle point, said point being a northeasterly corner of the aforesaid Approximate Water Treatment Facility Easement, thence-
- 16. N 84° 40' 52" E, 193.37 feet to an angle point, thence-
- 17. S 76° 03' 24" E, 10.86 feet to an angle point, said point being along a northerly line of the aforesaid Approximate Water Treatment Facility Easement, thence-
- 18. N 50° 22' 39" E, 62.26 feet along the aforesaid northerly line of the aforesaid Approximate Water Treatment Facility Easement to an angle point, said point being on the same, thence-
- 19. N 50° 42' 15" W, 33.51 feet to an angle point, thence-
- 20. N 54° 41' 25" W, 67.73 feet crossing the aforesaid Approximate Water Treatment Facility Easement to an angle point, thence-
- 21. N 35° 18' 35" E, 20.00 feet to an angle point, thence-
- 22. S 54° 41' 25" E, 68.42 feet crossing the aforesaid Approximate Water Treatment Facility Easement to an angle point, thence-
- 23. S 50° 42' 15" E, 30.93 feet to an angle point, thence-
- 24. N 49° 08' 26" E, 92.58 feet crossing the aforesaid Approximate Water Treatment Facility Easement to an angle point, thence-
- 25. N 84° 55' 24" E, 70.26 feet to an angle point, said point being along an easterly line of the aforesaid Proposed Lot 1, said point also being along a northwesterly line of Tax Lot 3-1-50.1, lands now or formerly owned by the Town of New Windsor, thence-
- 26. S 32° 10' 00" W, 76.19 feet along the aforesaid easterly line of the aforesaid Proposed Lot 1 to an angle point, said point being on the same, said point also being along the aforesaid northwesterly line of the aforesaid Tax Lot 3-1-50.1, said point also being along the southerly most line of the aforesaid Approximate Water Treatment Facility Easement, thence-

Page 2 of 4



PROPOSED UTILITY EASEMENT PROJECT NO. 05000993A APRIL 4, 2006

- 27. S 73° 01' 44" W, 43.06 feet along the aforesaid southerly line of the aforesaid Approximate Water Treatment Facility Easement to an angle point, said point being on the same, thence-
- 28. S 50° 22' 39" W, 116.10 feet along the aforesaid southerly line of the aforesaid Approximate Water Treatment Facility Easement to an angle point, said point being on the same, thence-
- 29. S 13° 56' 36" W, 11.49 feet to an angle point, thence-
- 30. N 76° 03' 24" W, 35.91 feet partially crossing the aforesaid Approximate Water Treatment Facility Easement to an angle point, thence-
- 31. S 84° 40° 52" W, 116.38 feet completing the crossing of the aforesaid Approximate Water Treatment Facility Easement to an angle point, thence-
- 32. S 66° 53' 25" W, 118.83 feet crossing the aforesaid Approximate Water Treatment Facility Easement to an angle point, said angle point being along the southwesterly most line of the aforesaid Approximate Water Treatment Facility Easement, thence-
- 33. N 74° 12' 46" W, 34.46 feet along the aforesaid southwesterly line of the aforesaid Approximate Water Treatment Facility Easement to an angle point, said point being on the same, thence-
- 34. S 29° 33' 22" W, 28.36 feet to an angle point, thence-
- 35. N 66° 56' 54" W, 20.00 feet to an angle point, thence-
- 36. N 23° 03' 06" E, 46.11 feet to an angle point, said point being along the westerly most line of the aforesaid Approximate Water Treatment Facility Easement, thence-
- 37. N 29° 15' 21" W, 78.08 feet along the aforesaid westerly line of the aforesaid Approximate Water Treatment Facility Easement to an angle point, said point being on the same, thence-
- 38. S 78° 10' 49" W, 52.48 feet to an angle point, thence-
- 39. S 51° 50° 21" W, 225.50 feet to an angle point, said point being along the westerly most line of the aforesaid Proposed Lot 1, said point also being on the easterly most right-of-way of Jackson Avenue (various width), thence-



PROPOSED UTILITY EASEMENT PROJECT NO. 05000993A APRIL 4, 2006

- 40. N 11° 07' 20" W, 37.05 feet along the aforesaid westerly line of the aforesaid Proposed Lot 1 to an angle point, said point being along the same, said point also being along the aforesaid easterly line of the aforesaid Jackson Avenue, thence-
- 41. N 51° 50' 21" E, 216.38 feet to an angle point, thence-
- 42. N 78° 10' 49" E, 49.83 feet to an angle point, said point being along the aforesaid westerly line of the aforesaid Approximate Water Treatment Facility Easement, thence-
- 43. N 29° 15' 21" W, 150.43 feet along the aforesaid westerly line of the aforesaid Approximate Water Treatment Facility Easement, to the Point and Place of BEGINNING.

CONTAINING 66,107 square feet of land more or less/or 1.5176 acres of land more or less.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid map by Maser Consulting P.A.

The above described Utility Easement is subject to any easements that cross and/or abut said parcel.

RICHARD W. CARLSON, Jr.

New York Land Surveyor Lic. No. 50595

April 10, 2006

DATE

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Consulting, Municipal & Environmental Engineers Planners - Surveyors - Landscape Architects

DESCRIPTION OF PROPERTY TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK



1607 Route 300, Suite 101 Newburgh, NY 12550 Tel: 845.564.4495 = Fax: 845.564.0278 www.maserconsulting.com

PROPOSED ACCESS AND UTILITY EASEMENT TO BENEFIT TAX LOT 3-1-50.33 PROJECT NO. 05000993A APRIL 10, 2006

All the certain lot, tract or parcel of land situate, lying and being in the Town of New Windsor, in the County of Orange and the State of New York and being a Proposed Access and Utility Easement to Benefit Tax Lot 3-1-50.33 through Proposed Lot 1, as shown on a map entitled "Minor Subdivision Plat for K. Hovnanian Companies, The Grove at New Windsor", dated 7/21/05, last revised 2/3/06, prepared by Maser Consulting P.A., and being bounded and described as follows, to wit:

**BEGINNING** at a point being the southeasterly most corner of Tax Lot 3-1-50.33, lands now or formerly owned by the Town of New Windsor, as shown on the aforesaid map by Maser Consulting, P.A., said point being along the westerly right-of-way of World Trade Way (width varies) formerly known as "D" Street, and running thence-

- 1. N 05° 14' 00" W, 675.85 feet along the existing westerly line of the aforesaid World Trade Way, to a point of curvature on the same, thence-
- 2. NORTHWESTERLY on a non-tangent arc having a radius of 174.42 feet and curving to the left an arc distance of 99.90 feet (Central Angle 32° 49' 00") (said arc being connected by a chord bearing N 21° 38' 20" W and a chord distance of 98.54 feet) still along the aforesaid westerly line of World Trade Way to an angle point, thence-
- 3. N 86° 31' 55" E, 92.89 feet crossing the existing right-of-way of the aforesaid World Trade Way to a point on the southerly line of Airport Center Drive said point also being a point of curvature on the same, thence-
- 4. SOUTHWESTERLY on a non-tangent arc having a radius of 424.70 feet and curving to the left an arc distance of 92.39 feet (Central Angle 12° 27' 53") (said arc being connected by a chord bearing S 00° 59' 57" W and a chord distance of 92.21 feet) along the aforesaid southerly line of Airport Center Drive to an angle point, thence-
- 5. N 84° 45' 35" E, 5.00 feet along a widening of the existing right-of-way of the aforesaid World Trade Way to a point on the existing easterly line of said right-of-way, thence-
- 6. S 05° 14' 00" E, 675.85 feet along the aforesaid easterly line of World Trade Way to an angle point on the same, thence-
- 7. S 84° 46' 00" W, 60.00 feet along the southerly most line of the aforesaid right-of-way of World Trade Way (width varies), to the Point and Place of BEGINNING.

CONTAINING 46,801 square feet of land more or less/or 1.0744 acres of land more or less.

CUNTON, NU\* HACKETTSTOWN, NU\* HAMILTON, NU \* LOGAN, NU\* RED BANK, NU\* WEST NYACK, NY  $Page\ 1\ of\ 2$ 



PROPOSED ACCESS AND UTILITY EASEMENT TO BENEFIT TAX LOT 3-1-50.33 PROJECT NO. 05000993A APRIL 4, 2006

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid map by Maser Consulting P.A.

The above described Access and Utility Easement is subject to any easements that cross and/or abut said parcel.

RICHARD W. CARLSON, Jr.

New York Land Surveyor Lic. No. 50595

April 10, 2006

DATE

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Consulting, Municipal & Environmental Engineers Planners • Surveyors • Landscape Architects

DESCRIPTION OF PROPERTY TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK 1607 Route 300, Suite 101 Newburgh, NY 12550 Tel: 845.564.4495 a Fax: 845.564.0278 www.maserconsuiting.com

PROPOSED ACCESS AND UTILITY EASEMENT TO BOOSTER PUMP STATION PROJECT NO. 05000993A APRIL 10, 2006

All the certain lot, tract or parcel of land situate, lying and being in the Town of New Windsor, in the County of Orange and the State of New York and being a Proposed Access and Utility Easement to Booster Pump Station through Proposed Lot 1, as shown on a map entitled "Minor Subdivision Plat for K. Hovnanian Companies, The Grove at New Windsor", dated 7/21/05, last revised 2/3/06, prepared by Maser Consulting P.A., and being bounded and described as follows, to wit:

BEGINNING at a point being along the northeasterly most line of aforesaid Proposed Lot 1 as shown on the aforesaid map by Maser Consulting, P.A., said point being S 19° 39' 00" E, 136.24 feet from the northeasterly most corner of aforesaid Proposed Lot 1, said point also being the southeasterly most corner Proposed Lot 3 as shown on the aforesaid map by Maser Consulting, P.A., said point also being the existing westerly line of Hudson Valley Avenue (formerly known as Fourth Street) (60 foot R.O.W.), and running thence-

- 1. S 19° 39' 00" E, 54.15 feet along the aforesaid westerly line of the aforesaid Hudson Valley Avenue to an angle point, said point being along the aforesaid westerly line of the aforesaid Hudson Valley Avenue, said point also being along the aforesaid easterly line of Proposed Lot 1, thence-
- 2. S 72° 15' 44" W, 41.32 feet to an angle point, thence-
- 3. N 17° 44' 16" W, 52.80 feet to an angle point, thence-
- 4. N 70° 21' 00" E, 39.54 feet to the Point and Place of BEGINNING.

CONTAINING 2,161 square feet of land more or less/or 0.0496 acres of land more or less.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid map by Maser Consulting P.A.

The above described Access and Utility Easement is subject to any easements that cross and/or abut said parcel.

RICHARD W. CARLSON, Jr.

New York Land Surveyor Lic. No. 50595

April 10, 2006

DATE

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Consulting, Municipal & Environmental Engineers Planners - Surveyors - Landscape Architects

> DESCRIPTION OF PROPERTY TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK



PROPOSED 20' UTILITY EASEMENT PROJECT NO. 05000993A **APRIL 11, 2006** 

All the certain lot, tract or parcel of land situate, lying and being in the Town of New Windsor, in the County of Orange and the State of New York and being a Proposed 20' Utility Easement through Proposed Lot 1 and Proposed Lot 4, as shown on a map entitled "Minor Subdivision Plat for K. Hovnanian Companies, The Grove at New Windsor", dated 7/21/05, last revised 2/3/06, prepared by Maser Consulting P.A., and being bounded and described as follows, to wit:

**BEGINNING** at a point being along the westerly line of the aforesaid Proposed Lot 1 of the aforesaid map by Maser Consulting, said point being N 36° 17' 00" E, 19.31 feet from the southwesterly most corner of the aforesaid Proposed Lot 1, said point also being along the easterly right-of-way of Jackson Avenue, and running thence-

- 1. N 54° 22' 47" E, 20.76 feet to an angle point, thence-
- S 35° 31' 30" E, 55.39 feet crossing the shared line of the aforesaid Proposed Lot 1 and the aforesaid Proposed Lot 4 to an angle point, thence-
- S 59° 46' 19" E, 503.15 feet to an angle point, thence-3.
- S 30° 13' 41" W, 20.00 feet to an angle point, thence-
- N 59° 46' 19" W, 507.37 feet to an angle point, said point being along the westerly line of the aforesaid Proposed Lot 4, said point also being along the easterly line of the aforesaid Jackson Avenue, thence-
- N 36° 17' 00" W, 59.72 feet along the westerly line of the aforesaid Proposed Lot 4 crossing the shared line with the aforesaid Proposed Lot 1 and continuing along the westerly line of the aforesaid Proposed Lot 1 to the Point and Place of BEGINNING.

CONTAINING 11,278 square feet of land more or less/or 0.2589 acres of land more or less.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid map by Maser Consulting P.A.

The above described Proposed 20' Utility Easement is subject to any easements that cross and/or abut said parcel.

RICHARD W. CARLSON, Jr.

4/11/06

THE RESERVENCE

DATE

New York Land Surveyor Lic. No. 50595

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S OF P.B. MEETING OF: May 11, 2005

: First Columbia Subdivision - West Hills P.B. # 05-200 NCY: **NEGATIVE DEC:** E COORD. LETTER: Y\_\_\_N \_\_\_ M)\_\_\_S)\_\_\_VOTE: A\_\_\_N\_\_\_
) AGENCY: Y\_\_\_N \_\_\_ CARRIED: Y\_\_\_N\_\_\_ VOTE: A N 'ARING: WAIVED:\_\_\_\_ CLOSED:\_\_\_\_ VOTE: A N SCHEDULE P.H.: Y N C. PLANNING: Y EPT. OF TRANSPORTATION: Y\_\_\_\_ '.B.A.: M) \_\_\_ S)\_\_\_ VOTE: A \_\_\_ N\_\_\_\_ ) WORK SHOP: Y\_\_N\_\_ VOTE:A\_\_\_N\_\_ APPROVED: \_\_\_\_ PLANS: Y\_\_\_\_N\_\_\_ **NS-NOTES:** change to include world Teads way

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#### FIRST COLUMBIA SUBDIVISION (05-100)

MR. PETRO: Let's go back to the subdivision.

MR. BETTE: It's a 2 lot subdivision, this is a 50 acre chunk of a larger 112 acre parcel used to be called Parcel A way back when we went through the Environmental Impact Statement, all are familiar with Parcel H, it used to be a lot bigger when we subdivided Parcel H for the road and all that stuff, it got to be 112 acre parcel, this is just 50 acres.

MR. PETRO: Where is the new lot line?

MR. BETTE: New lot line is this boundary highlighted there dark green.

MR. PETRO: Now that will change with the addition of World Trade Way?

MR. BETTE: If we were to integrate World Trade Way into the 50 acre parcel, correct.

MR. PETRO: The line would be on the other side of it.

MR. BETTE: Probably some of this stuff, the line would be moved further away to make the land on this side.

MR. PETRO: That land that's on the bottom of that subdivision there, a purpose for that line, is that following anything?

MR. BETTE: No, we have plans for a commercial office building on this corner.

MR. PETRO: How are we going to do a subdivision on this now if we don't know the actual subdivision layout?

MR. EDSALL: You don't have to do it now, just going to

be two parallel applications, they'll just need to understand they need to have a plat showing the total parcel and then subdividing this out.

MR. PETRO: So whatever you net out of the World Trade Way you're going to take off the bottom down here?

MR. BETTE: Correct.

MR. PETRO: So we have the same 50 acre parcel?

MR. BETTE: Correct.

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MR. PETRO: But I see you have no building on this lower end, Chris, why isn't there anything down there?

MR. BETTE: We tried to keep a nice separation between the commercial development and the residential development, it's a hill, it's wooded.

MR. PETRO: All right, well, we're not going to do anything with it tonight, just conceptually.

MR. BETTE: I'd like to discuss the public hearing, I know on every site plan we've had out here we've done a public hearing, I presume we'll be doing a public hearing for this proposal, is there a time and place appropriate for scheduling a public hearing?

MR. PETRO: Well, I would definitely say we're going to have a public hearing but I'd like to see the plan more refined maybe with some topo for the roads more further down the road right now, it's only a sketch plan, no sense of going to a public hearing and showing 311 units if it's going to be 304 and I don't know that number, just using a number to be other than 311 to show the proper delineation of the new lot, so I think the plan really needs to be revised.

MR. ARGENIO: Let me ask you a question. We're talking

about the subdivision and you're talking about the final version of what's going to happen here, am I reading it correctly that you anticipate the need for two separate public hearings?

MR. PETRO: No.

MR. EDSALL: Subdivision doesn't require a public hearing but you could entertain comments on both.

MR. ARGENIO: I thought I saw a note, the planning board should determine if a public hearing will be necessary for a minor subdivision.

MR. EDSALL: It's not mandatory, you can waive it.

MR. PETRO: We're going to have the public hearing on the site plan.

MR. ARGENIO: That makes more sense.

MR. PETRO: Somebody's not going to care whether that line is 3 feet that way or 3 feet the other way, the public hearing is going to be on the condos site plan.

MR. ARGENIO: If I can land my plane. Do we need to have it in the form of a motion to waive the public hearing for the minor subdivision? That's my question.

MR. PETRO: I'm not doing anything tonight.

MR. ARGENIO: That answers my question.

MR. PETRO: Anything about that you don't understand? Just refine the plan, you know what we need and want so that's it.

MR. EDSALL: They need quite a bit more information relative to the, all the grading, dumpster layouts, details, typical layouts with all the landscaping.

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MR. PETRO: I want to have a plan here when you show it to the public that's the plan, this plan could be varied.

MR. ARGENIO: I agree with you.

MR. EDSALL: Utilities and all storm water.

MR. PETRO: Yes, we don't even know those retention ponds are going to be there, you're saying they probably can be there but you're not positive.

MR. ARGENIO: They better be there.

MR. PETRO: Okay, thank you.



#### **COUNTY OF ORANGE**

EDWARD A. DIANA

COUNTY EXECUTIVE

### **DEPARTMENT OF PLANNING**

124 MAIN STREET

GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com

planning@co.orange.ny.us

DAVID E. CHURCH, AICP COMMISSIONER

#### ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor PB

Reference No.:NWT08-05N (part of NWT09-05M) Parcel I.D.: 3-1-50.31

**Applicant:** First Columbia International Group

Proposed Action 2 lot subdivision

State, County, Inter-municipal Basis for Review: located within 500ft of State Property (Stewart Airport)

**Comments:** The Department has received the above-cited application, and offer the following:

- The activity will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- The Department encourages the Town to consider both the subdivision and site plan applications for this project as not distinct, separate actions, but as inter-related actions that require coordinated review. We recommend that these actions, as well as any other relevant permits or approvals from the Town, be bundled to avoid "segmentation" under NYS SEQRA and to insure full review of substantially related actions.

**Related Reviews and Permits:** 

**County Action:** 

Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: June 7, 2005

Reviewed By: Kathy V. Murphy, Planner

Commissioner of Planning

6/10/05 CC: ME

THE REAL PROPERTY.

## TOWN OF NEW WINDSOR



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TOWN CLERK'S OFFICE 555 UNION AVENUE NEW WINDSOR, NEW YORK 12553 Telephone: (845) 563-4611 Fax: (845) 563-4670

	RECEIVED	
	-MAY 1 3 2005	-
TO	WN CLERK'S OFF	CE

### REQUEST FOR PUBLIC RECORDS

Date: 5 13 05				
Name: And Lilli	dr Moser			
address: 150 Rid	•			
	14 10590			
Phone: (914	J			
Representing:	-Hudson Times	16. 17. 17. 17. 17. 17. 17. 17. 17. 17. 17		
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Documents may not be taken from this office.





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TOWN CLERK'S OFFICE 555 UNION AVENUE NEW WINDSOR, NEW YORK 12553 Telephone: (845) 563-4611 Fax: (845) 563-4670

#### REQUEST FOR PUBLIC RECORDS

Date: 5 17 05	
Name: April Lillida Moser	···
Address: 150 Ridgefield AVR.	
Gulla (1801 - ALL 10690	
Phone: (9H ) 163-3795	
Representing: MId-HVD501 TIMES	
Place energify	
Please specify:  Property location (street address or section, block at Department you are requesting records from Describe information requested as fully as possible	
<ul> <li>Property location (street address or section, block a</li> <li>Department you are requesting records from</li> </ul>	
<ul> <li>Property location (street address or section, block at Department you are requesting records from Describe information requested as fully as possible</li> </ul>	

Documents may not be taken from this office.

## ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street Goshen, NY 10924-2124

# APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-201 (Please include this number on any correspondence)			
1. Municipality Town of	New Windsor	Public	: Hearing Date: not determined
City, Town or Village Boar	dPlann	ing Board X	Zoning Board
2. Owner: Name Addr	<del></del>	of New Wind Inion Avenue,	<u>sor</u> New Windsor, NY 12553
3. Applicant * Name Addr			ernational Group , Latham, NY 12110
*If applicant is owner	, leave blank		
4. Location of Site: Hudson Valley Ave., New York International Plaza, Stewart  Airport Properties  (Street or highway, plus nearest intersection)			
Tax Map Identification:	Section: 3	Block: 1	Lot: 50.31 (part of)
Present Zoning District:	<u>AP-1</u>	Size of Parcel	l: <u>50 Acres</u>
5. Type of Review:			
Special Permit			
Zone Change: Fro	m <u>BLANK</u>		To: BLANK
Zoning Amendment	: To Section		
**Subdivision:	Number of L	ots/Units (also	see NW app 05-200)
***Site Plan:	Use <u>311-uni</u>	t Condo Resid	ential Development
Date: <u>5/16/05</u>	Signature &	Mark J. 1	Edsall, P.E., © Board Engineer



RICHARD D. McGOEY, P.E. (MY & PA) WILLIAM J. HAUSER, P.E. (NY & NJ) MARK J. EDSALL, P.E. (HY, RJ & PA) JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE 33 AIRPORT CENTER DRIVE SUITE 202 NEW WINDSOR, NEW YORK 12553

(845) 567-3100 FAX: (845) 567-3232 E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS: MJE@MHEPC.COM

### **TOWN OF NEW WINDSOR** PLANNING BOARD **REVIEW COMMENTS**

PROJECT NAME:

FIRST COLUMBIA MINOR SUBDIVISION

**PROJECT LOCATION:** 

**HUDSON VALLEY AVENUE (NYIP)** 

**SECTION 3 – BLOCK 1 – LOT 50.31** 

PROJECT NUMBER:

05-200

DATE:

11 MAY 2005

**DESCRIPTION:** 

THE APPLICATION PROPOSES THE SUBDIVISION OF THE EXISTING LOT 50.31 (APPROX. 73.8 ACRES) INTO TWO LOTS. THIS APPLICATION IS A PARALLEL APPLICATION TO THE WEST HILLS CONDO SITE PLAN APPLICATION (05-201). THE APPLICANT IS BEFORE THE BOARD FOR A

CONCEPT REVIEW ONLY.

- 1. I have reviewed the subdivision plan and have the following comments:
  - The plans should include a sheet depicting the entire existing parcel for Tax Lot 50.31, with the proposed "subtraction" lot for the West Hills Site Plan also depicted therein.
  - A complete bulk table should be provided to verify zoning compliance.
  - The subdivision is a separate application and the subdivision plans should be a separate submittal, not part of the site plan set.
- 2. The Planning Board has already completed a SEORA review for the overall New York International Plaza development. We will need to confirm "consistency" of this application with the previous review and findings. Once this is done, no further SEQRA action is required.
- 3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
- 4. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). This application must be referred to the OCPD for review.

Respectfully Submitted,

Ædsall, P.E., P.P. Planning Board Engineer

REGIONAL OFFICES

 507 Broad Street
 Milford, Pennsylvania 18337
 570-296-2765 540 Broadway
 Monticello, New York
 12701
 845-794-3399

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/10/2005

A CHANGE STA

LISTING OF PLANNING BOARD FEES

ESCROW

FOR PROJECT NUMBER: 5-200

05/10/2005 REC. CK. #11733

NAME: WEST HILLS SUBDIVISION PA2005-0263

APPLICANT: FIRST COLUMBIA

--DATE-- DESCRIPTION----- TRANS --AMT-CHG -AMT-PAID --BAL-DUE

PAID

TOTAL: 0.00 400.00 -400.00

400.00

PAGE: 1

Merind 5/1./01

## Town of New Windsor

555 Union Avenue New Windsor, NY 12553 (845) 563-4611

> **RECEIPT** #430-2005

> > 05/10/2005

First Columbia International Llc P.B. 05-200

Received \$ 75.00 for Planning Board Fees, on 05/10/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green Town Clerk

## **TOWN OF NEW WINDSOR**

555 UNION AVENUE NEW WINDSOR, NEW YORK 12553 Telephone: (914) 563-4615 Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

Га	ax Map Designation: Sec. 3 Block / Lot 50.31
B	UILDING DEPARTMENT REFERRAL NUMBER PA 2005- 263
l.	Name of Project WEST HILLS
2.	Owner of Record Town OF NEW WINDSOR Phone 845-563-4610
	Address: 555 UNION AVE NEW WINDSOR NY 12553 (Street Name & Number) (Post Office) (State) (Zip)
3.	Name of Applicant First Columbia Firstermont Camp Phone 578-213-1000
	Address: 26 CENTURY HILL DR. LATHAM NY 12110  (Street Name & Number) (Post Office) (State) (Zip)
١.	Person Preparing Plan MASER CONSULTING Phone \$45-564-4495
	Address: 1607 Roure 300, Suite 101 NEWBUREH NY 12550 (Street Name & Number) (Post Office) (State) (Zip)
	Attorney N/A Phone N/A
	Address Name & Number) (Post Office) (State) (Zip)
	Person to be notified to appear at Planning Board meeting:  CHRIS BETTE 578-213-1000  (Name) (Phone)
•	Project Location: On the WEST side of HUSSUN VALLEY AVE GOO feet  (Direction) (Street) (No.)  South of Arrort Center Deive.
	(Direction) (Street)
	Project Data: Acreage 50 Zone AP-1 School Dist. Was it strow v. U.
ก	PAGE 1 OF 2

THE PROPERTY OF

<ol> <li>Is this property within an Agricultural Distriction of a farm operation located in an Agricultura</li> </ol>	
*This information can be verified in the	
	complete the attached AAgricultural Data
Statement.	
10. Description of Project: (Use, Size, Number of	
ON 50 ACRE PARCEL	ASS AND PREVIOUS UPLINES
	Warian and for this man art 2 and 2
11. Has the Zoning Board of Appeals Granted any	variances for this property? yesnox
12. Has a Special Permit previously been granted	for this property? yesnoX
ACKNOWLEDGMENT:	
IF THIS ACKNOWLEDGMENT IS COMPLETE	
PROPERTY OWNER, A SEPARATE NOTARIZ STATEMENT FROM THE OWNER MUST BE	
APPLICATION, AUTHORIZING THIS APPLICATION	· ·
STATE OF NEW YORK)	
SS.: COUNTY OF ORANGE)	•
THE UNDERSIGNED APPLICANT, BEI	The state of the s
STATES THAT THE INFORMATION, STATEM CONTAINED IN THIS APPLICATION AND SU	
DRAWINGS ARE TRUE AND ACCURATE TO	THE BEST OF HIS/HER KNOWLEDGE
AND/OR BELIEF. THE APPLICANT FURTHED THE TOWN FOR ALL FEES AND COSTS ASS	
APPLICATION.	
SWORN BEFORE ME THIS:	<i>1</i>
3rd DAY OF May 192005	Math ORA
<u>DAT OF TRACE</u>	APPIACANT'S SIGNATURE
and They Tackman	CHRISTOPHER S. BETTE.
NOTARY PUBLIC	Please Print Applicant's Name as Signed
CAROL L. TOLL ZACHMANN  **********************************	***********
TOWN JOWN USE: ONLY: No. 01T04894610  Commission Expires Sept. 24, 2005	
MAY - 9 2005	U5-200
DATE APPLICATION RECEIVED ENGINEERS PLANNING	APPLICATION NUMBER
PAGE 2	OF 2

# TOWN ONEW WINDSOR PLANNING ARD SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1	Name and address of Applicant.
* 2	Name and address of Owner.
3	Subdivision name and location
4	Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)
5	Tax Map Data (Section, Block & Lot).
6	Location Map at a scale of 1" = 2,000 ft.
7	Zoning table showing what is required in the particular zone and what applicant is proposing.
8	Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9	Date of plat preparation and/or date of any plat revisions.
10	Scale the plat is drawn to and North arrow.
11	Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12	Surveyor's certificate.
13	Surveyor's seal and signature.
14	Name of adjoining owners.
15	Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
* 16	Flood land boundaries.
17	A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18	Final metes and bounds

19	ame and width of adjacent streets; the ad boundary is to be a minimum of 25 ft. from the physical center line of the street.
20	Include existing or proposed easements.
21	Right-of-way widths.
22	Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23	Lot area (in square feet for each lot less than 2 acres).
24	Number the lots including residual lot.
25	Show any existing waterways.
*26	A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27	Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28	Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29.	Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30	Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date oft est and name of professional who performed test.
31.	Provide "septic" system design notes as required by the Town of New Windsor.
32	Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33	Indicate percentage and direction of grade.
34	Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35	Indicate location of street or area lighting (if required)

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36	Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37	A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires
	such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

#### PREPARER'S ACKNOWLEDGMENT:

The second second

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: S/S/oS Licensed Professional Date

# APPLICANT/OWNER PROXY STATEMENT (for professional representation)

## for submittal to the: TOWN OF NEW WINDSOR PLANNING BOARD

		•	
TOWN OF NEW W.	udsor	, deposes and says that	he resides
(55			
at 555 UNIV. AVE, NE (OWNER'S ADDR	ESS)	in the County of	ORANCE
,	•		
and State of NEW YOU	K and the	at he is the owner of prop	erty tax map
(Sec. Block designation number(Sec. 3 Block	Lot <u> </u>		described in
the foregoing application and that he a	uthorizes:		
From Cl A. Tom Care	al Con A 111	o Lagina ANI	
First Clumbia Emperation (Applicant Name & Address, if	different from owner	-, (41HAM 144	
MASER CONSULTING, 160 (Name & Address of Profession	7 BOWNE 300	NEW BUSCH NY	
(Name & Address of Profession	nal Representative of	Owner and/or Applicant)	
to make the foregoing application as de	ecribed therein		
to make the foregoing application as de	scribed mereni.		
Date: 5/5/05			
( wol & Tock Tackman	Owner'	's Signature	,
Witness' Signature	Applica	ant's Signature if different	than owner
CAROL L. TOLL ZACHMANN Notary Public, State of New York No. 01T04894610	Represe	entative's Signature	
Qualified in Orange County Commission Expires Sept. 24,	-		

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

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## (for professional representation)

## for submittal to the: TOWN OF NEW WINDSOR PLANNING BOARD

CFORGE_I_MEYERS	, deposes and says that he resides
(OWNER)	•
at 2 Brandon Court, New Windson (OWNER'S ADDRESS	5)
and State of New York formerly known as Stewart	INDSOR, the municipal corporation which is the and that he is the owner of property was a sum of Army Subpost
decision europe (Sea Dissk	with is the premises described in
the foregoing application and that he author	orizes:
Christopher Bette	
(Applicant Name & Address, if diffe	erent from owner)
	Avenue Extension, Albany, N. Y. 12203 Representative of Owner and/or Applicant)
to make the foregoing application as describ	ped therein.
Date: December 1, 1999.	Owner's Signature Supervisor
0 0	
Datinia Cibain kat	TOWN OF NEW WINDSOR  By: George J. Meyers
Vitness' Signature	Applicant a Signature if different than owner
	Minth 16th
•	Representative's Signature

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.



